&
ATTORNEY AT LAW
301-302 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4096 PAGE 704

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Lottie Conrad Miller | Same | Map 84-16 |
| 2545 Stinson Road | | Par. 47 |
| Nashville, Tenn. 37214 | | |

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create sole ownership in Lottie Conrad Miller, we, Leslie J. Miller and wife, Lottie Conrad Miller, have bargained and sold, and by these presents do hereby transfer and convey unto Leslie J. Miller, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the map of Hargis Heights, a subdivision near Donelson, Tennessee, as of record in Book 974, page 82, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 16 fronts 75 feet on the northeasterly side of Stinson Road and runs back on the northwesterly side 174 feet and on the southeasterly side 197 feet to a dead line, and measures 130 feet on said dead line.
>
> Being the same property conveyed to Leslie J. Miller and wife, Lottie Conrad Miller, by deed from R. D. Stanford, Jr. and wife, Margaret Glasgow Stanford, of record in Book 1238, page 568, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved ( ) } property, known as _____

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Leslie J. Miller, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Leslie J. Miller and wife, Lottie Conrad Miller, do further covenant and bind ourselves, our heirs and representatives,

to warrant and forever defend the title to the said land to the said Leslie J. Miller, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Leslie J. Miller, Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Lottie Conrad Miller, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Lottie Conrad Miller, her heirs and assigns, forever.

And I do covenant with the said Lottie Conrad Miller, that I, Leslie J. Miller, Jr., Trustee, am lawfully seized and possessed of said land and have a good right to convey it.

And I, Leslie J. Miller, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Lottie Conrad Miller, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set out hands on this the 17 day of January, 1967.

X Leslie J. Miller

Lottie C. Miller

Leslie J Miller Jr Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF [redacted] DAVIDSON

Personally appeared before me, H. Philip Sadler, a Notary Public in and for said County and State, the within named Leslie J. Miller, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~ Donelson, Tennessee, this 19 day of January, 1967.

H. Philip Sadler
Notary Public

My Commission Expires: Jan 27, 1970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Lottie Conrad Miller, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of January, 1967.

Dewey W Pedigo
Notary Public

My Commission Expires: 11-7-70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dewey W Pedigo, a Notary Public in and for said County and State, the within named Leslie J. Miller, Jr., Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of January, 19[illegible].

Dewey W Pedigo
Notary Public

My Commission Expires: 11-7-70

BOOK 4096 PAGE 707

58448

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 26 9 43 AM '67

RECORDING FEE $ 2.50
DEP. REG. 2

| | |
|---|---|
| DEED | FROM: LESLIE J. MILLER, ET UX<br>TO: LESLIE J. MILLER, JR., TRUSTEE |
| AND | FROM: LESLIE J. MILLER, JR., TRUSTEE<br>TO: LOTTIE CONRAD MILLER |

PEDIGO & SAINDON
ATTORNEYS AT LAW
301-302 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

STATE TAX $ 3.90
PROBATE .50
TOTAL $ 4.40

JAN 26 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 26 1967